

**ZONING BOARD OF APPEALS
MEETING AGENDA**

**MONDAY, MAY 1, 2006
7:00 PM
TOWN HALL ANNEX
57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS:

III. PUBLIC HEARINGS:

1. #V200602—Juliano's Pools for a variance to the Ellington Zoning Regulations Section 4.8a, PC-Planned Commercial Zone Permitted Uses and Section 6.1, Nonconforming Uses of Land & Structures for a use variance to allow a 20' x 40' inground pool for residential use on property located at 4 Olde Farms Road, APN 063-058-0001. (Continued from the 4/3/06 meeting)
2. #V200605—Burton & Cynthia McNamar for a variance to the Ellington Zoning Regulations, Section 5.2—Area & Yard Requirements for a front yard setback from 35 feet to 15 feet for a 10' x 16' addition on property located at 1 Hotel Road, APN 148-033-0000 in a LR Zone. (Continued from the 4/3/06 meeting)
3. #V200604—William Mandell for variances to the Ellington Zoning Regulations, Section 5.2—Area & Yard Requirements; Section 5.3g(b)—Additional Yard Requirements; Section 5.2, Footnote 5—Footnotes to Area & Yard Requirements; Section 7.7.5(a)—Location of Parking Facilities for a front yard setback from 100 feet to 79.27 feet and to allow the building at that location although the adjacent commercial building is farther from Windsorville Road (required to have new buildings no closer than adjacent); to allow a 2,244 square foot building (required minimum is 2,500 square feet); to allow lot coverage of 68.3% (required maximum is 60%); and to allow parking within 6 feet of the building (required separation is 20 feet) for construction of a gas station convenient store and associated improvements on property located at 194 Windsorville Road, APN 009-067-0000 in a C Zone. (Continued from the 4/3/06 meeting)
4. #V200606—David Gauthier for a variance to the Ellington Zoning Regulations, Section 5.2—Area & Yard Requirements for a side yard setback from 10 feet to 6 feet and increase building coverage from 20% to 23% for a 24' x 28' detached garage on property located at 34 Aborn Road, APN 149-087-0000 in an A Zone.

5. #V200607—William Mandell for variances to the Ellington Zoning Regulations, Section 5.2—Area & Yard Requirements; Section 5.3g(b)—Additional Yard Requirements; Section 5.2, Footnote 5—Footnotes to Area & Yard Requirements; Section 7.7.5(a)—Location of Parking Facilities for a front yard setback from 100' to 75.27' and to allow the building to be closer than adjacent commercial building (required to have new buildings no closer than adjacent); to allow a 2,040 sq. ft. building (required minimum is 2,500 sq. ft.); and to allow parking within 6' of the building (required separation is 20') for construction of a gas station convenience store and associated improvements on property located at 194 Windsorville Road, APN 009-067-0000 in a C Zone.

IV. UNFINISHED BUSINESS: NONE

V. NEW BUSINESS: NONE

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the April 3, 2006 Meeting Minutes
2. Correspondence:
 - a. Memo from Rob Phillips to All Staff, dated 4/20/06 (submission of revised plans to commissions)

VII. ADJOURNMENT: